Agenda Report
NCRTD Board of Directors Meeting
Meeting Date: February 3, 2012

Agenda Item #____A_____

Title: Update of the Jim West Regional Transit Center regarding construction and soils conditions and possible action with respect to the budget and timeline for completion of site work.

Prepared By: Anthony J. Mortillaro, Executive Director

Summary: The staff will present to the Board the status of the Budget to date in respect to the construction of the Jim West Regional Transit Center. In addition, the costs related to selecting an option for the addressing the wet soils conditions have been analyzed which included concrete, Roadpacker (soils conditioning product) and the current revised design. Based upon an initial assessment of these various approaches it was determined that the most cost effective approaches would be Roadpacker and the current revised design. Attachment "A" reflects the cost proposal summary received from Stoven for utilizing either of these approaches. In addition, staff requested Davenport Construction to perform an estimate of the costs that would likely be incurred in the event that it was decided to not continue with the site work (excluding concrete, landscaping, etc.) through Stoven; those estimated costs are shown on Attachment "B". Attachment "C" is a comparison of the costs versus Stoven's estimate for all of the site work which is inclusive of add alternates #1 and #2 (see map which labels Silky Way Road "F" and bus parking area "E") and potential savings. Attachment "D" is a color coded site map that shows the reference areas by letter. A budget summary is attached.

Recommended Action: It is recommended that the Board authorize a budget adjustment for completion of the add alternates in the amount of $606,054, from the FY 12 Budget "reserved capital line item" in the amount of $235,022 and $371,032 from the Reserve Fund and that the project budget be increased proportionally.

Options/Alternatives: The following options are available for consideration:

1. Executive Director awards the change order for revised current design as proposed by Stoven. Funding for add alternates for Silky Road and bus parking area will need to be provided for through a budget amendment. Staff could seek bids for the constructions of these add alternates. Impact on budget and timeline for occupancy of the building.

2. Board directs staff to seek a negotiated release of Stoven from constructing the site work. Legal implications will need to be fully assessed. Impact on budget and timeline for occupancy of the building.

Fiscal Impact: Currently, sufficient funds are available in the Jim West Transit Center construction budget for the Executive Director to award a change order for the revised current design. In order to generate these funds it will require the use of approximately $88,777 of the $223,766 in funds that had been set aside for Furniture, Fixtures and Equipment (FFE) for the building. Those items that will not be purchased under this FFE reallocation total approximately $88,239. These items can be purchased if funds are available in the FY 13 budget or in other budgetary out years. In addition, the $34, 987(allocated for change orders) plus the $250,000 that was added to the budget for the Add Alternates will also need to be utilized to cover previous change orders and this most recent requested change.

The FY 12 budget had also included $315,022 in the capital line item reserved for potential capital needs such as covering additional building costs. With the Board's approval a total of $235,022 of these funds could be allocated towards the Add Alternates therefore reducing the amount of additional funds need from the reserve balance to address the approximate $606,054 to complete Silky Road and the bus parking area. The additional $371,032 that is needed could be acquired from the following sources: a capital outlay request for $500,000 has been submitted to the Legislature (the likelihood of this being awarded is unknown). The District has $700,000 in restricted reserve funds which if utilized require that they be restored within 180 days. This restriction was placed on $500,000 in funds back in 2006 to create a permanent revolving fund for working capital through the funding agreement between Los Alamos County (LAC) and the District. In addition, during the FY 10 Budget the District voluntarily added $200,000 in RTD GRT to this permanent working capital fund. The Staff could request that LAC remove this restriction on the LAC contribution funds so they could be allocated to completing the Add Alternates without restoration. Lastly, the Board could authorize the use of reserve funds in the amount of $371,032. As of this date the projected ending reserve amount for FY 12 is $3,571,850 (inclusive of the $700,000 in restricted reserve funds). The allocation of the amount requested ($371,032) will reduce the total projected reserve amount to $3,200,818. The District will continue to be above the Boards reserve requirement policy of 25% or $2,612,421 for FY 12.

Attachments:

A. Parking and Drive Path Materials Evaluation Stoven Prices
B. Project Cost Estimate –Davenport Construction
C. Summary Project Estimate – Davenport Construction
D. Coded Site Map
E. Budget Summary

Davenport Construction Management LLC				Attachment "A"		
Project Matrix						
Jim West Regional Transit Center						
NCRTD						
Parking and Drive Path Materials Evaluation						
Stoven Prices - Basis						
Option 1 - AB&C Geogrid, extra base, utility issues, mud issues, Roadpacker, asphalt. D - no asphalt						
Option 2 - ABC current design, utility issues, mud issues, asphalt. D - No asphalt						
Option 1	Roadpacker					
Current Contract		$136,761.00				
Stoven General conditions		$52,090.85	$273,522.56	CO		
Marcon Costs		$76,931.71	Includes using geo-grid already purchased			
Roadpacker Costs		$144,500.00	Estimated - to be paid directly by NCRTD			
Total		$410,283.56				
Option 2	Current design w extras required by existing conditions					
			-			
Current Contract		$136,761.00				
Stoven General conditions		$52,090.85				
Stoven's costs		$68,827.74				
Marcon Costs		$105,281.00				
Requested Contingecy for Ballast		$21,056.20	$247,255.79	CO		
Roadpacker Costs		$0.00	$58,483.70	#7		
			$33,966.09	#8		
Total		$384,016.79	$339,705.58			
Stoven Total Cost for earthwork, basecourse, fabric and asphalt for A,B & C						
	Total Cos	$339,705.58				
	Current contract	$136,761.00				
		$476,466.58				
	Paid to date	-$19,103.00				
Add Alt #1 Silky way						
	Current design	$293,269.84				
	Roadpacker	$294,862.99				
Add Alt #2	Bus parking area					
	Current design	$312,784.57				
	Roadpacker	$395,147.93				
Totals Stoven's latest pricing						
A thru F	Current design	$1,082,520.99				
	Roadpacker	$1,100,294.48				

Davenport Construction Management LLC **Attachment B**

Project Estimate

JWRTC, Espanola NM

Area A, B & C - Base bid areas - Subgrade, fabrics, basecourse, asphalt and extras for utilities

Duration 12 weeks

Construction Activity	Qty	Unit	Cost per	Total	Note
1015 Engineering					
1020 Chemical Toilets	2.00	3	125	$750.00	Unit is month
1090 Fuel	60.00		10	$600.00	Qty is day
1150 Project Management	60.00		60	$3,600.00	
1197 Snow/Water Removal				$1,000.00	
1200 Supervision	120.00		50	$6,000.00	
1250 Testing				$15,000.00	
2010 Asphalt/ Striping / Bumpers				$73,200.00	
2060 Hardscape					
2070 Landscaping and Irrigation					
2080 Misc. Site Work					
2110 Site Concrete					
2120 Site Drainage					
2125 SWPPP					
2130 Site Earthwork					
basecourse				$71,370.00	
Geofilter and fabric				$98,820.00	
2140 Site Utilities					
Extra for soils conditions				$15,226.65	
2240 Survey & Layout					
2250 Geo Contingency					
Subtotal				$285,566.65	
Overhead 10%				$28,556.67	
Subtotal				$314,123.32	
Profit 5%				$15,706.17	
Subtotal				$329,829.48	
Bond				$5,277.27	
Subtotal				$335,106.75	
NMGRT				$27,436.87	
Total				$362,543.62	

	Davenport Construction Management LLC				**Attachment "C"**
	Project Estimate				
	JWRTC, Espanola NM				
	Summary of Cost Comparisons				
Areas A, B &C					
	Stoven	MD as GC estimate	Difference	% difference	
	$476,466.58	$362,543.62	$113,922.96	0.24	
Add Alt #1					
	$293,269.84	$222,885.08	$70,384.76	0.24	
Add Alt #2					
	$312,784.57	$237,716.27	$75,068.30	0.24	
	$1,082,520.99	$823,144.97	$259,376.02		

Attachment "D"

Attachment "E"

SUMMARY OF BUILDING CONSTRUCTION FINANCES

1/30/2011

CONTRACT BUDGET			
AMOUNT NEEDED Per Contract for Construction		$	1,166,243.00
GRT for Contract		$	97,599.95
3% for Change Orders		$	34,987.29
BAR 1 (approved by DFA and posted in MIP)	**Add**	$	250,000.00
Budget Total		$	1,548,830.24
STOVEN (expenditures)	**Less**	$	1,002,976.70
	Remaining Budget	$	545,853.54

Furniture/Fixture/Equipment		
FY12 Capital Budget for FFE		$222,766.00
Estimated uses todate		$133,989.00
Remaining Budget		$88,777.00
Total Budget with FFE's	$	1,771,596.24

CHANGE ORDERS

Change Orders No.	Date	Description		Approved Y/N	Amount
1	2/25/2011	Change 4 office cubicles in SE corner to enclosed offices		Y	$19,392.52
2	6/13/2011	Sub-grade evaluation		Y	$3,856.41
3		Concrete floor grinding		Y	$994.99
4	7/20/2011	Refrigerator Power Rough in		Y	$117.54
5	8/3/2011	Buy American Associated Costs		Y	$11,026.05
6	8/3/2011	Relocate Driver Ready Room receptacle		Y	$118.07
7	8/23/2001	Sub grade soils corrections		Y	$58,483.70
8	9/1/2011	Sub grade soils corrections Bus Parking Area		Y	$33,966.00
9	9/13/2011	Drywall Remobilization - Buy America		Y	$3,492.27
10	9/22/2011	Drinking fountain receptacle and install 4 GFI receptecals		Y	$775.06
11		Bus Parking & Silkey Road	$ 149,000.00	N	
	Total				$132,222.61

Percentage of total budget 7.46

Available balance for earthwork	$241,541.68

FFE's	
A-1 Communications	$27,047
VOIP Phone System	$4,680
A/V System	$26,131
Phone/Data wiring and security systems	$22,131
Exterior/Interior Signage	$32,000
Window Blinds	$15,000
Video Monitors	($5,000)
Kitchen Applicances	$2,000
White Boards	($3,000)
Furnishings	($80,239)
Dedication Plaq	$5,000
Total	$133,989
Deferred Purchase	($88,239)